

Planning & Zoning Meeting Minutes

27 April 2022

Roll Call

Members Present: Rebecca Marasco, Jilana Wilson, Jim Fennemore

Absent: John Willard, Luke Thomas

Town Staff: Roseann Lamar-Town Clerk

Public Attendees: Richard Greene

Meeting called to order at 6:50 pm

Pledge of Allegiance

Moment of Silence

Adoption of Agenda: Motion by Jim, Second by Jilana, all in favor

Adoption of Minutes: Motion by Jilana, Second by Jim, all in favor

New Business: Lot line adjustment-Mr. Richard Greene

Mr. Greene presented lot line adjustment for 203 Harrison Ave and 26 N. Caesar Rodney Ave. Would like to move the lot line on 203 Harrison Ave back onto 26 N. Caesar Rodney Ave to even up the property line with surrounding parcels. Planning and Zoning Commission has reviewed all documents regarding Mr. Greene's request and sees no reason as to deny the request. With no objections advised to move forward with his request to proceed with lot line adjustment. Will gather letter for Mr. Greene on Thursday April 28, 2022. Mr. Greene was advised he may leave the meeting.

Motion by Jim, Second by Jilana, all in favor.

Advised letter received from the office of Delaware State Planning for approval to move forward with the adoption of the 2022 Comprehensive Plan. Motion to recommend the adoption of Comprehensive Plan to go before council for review at the May 2nd council meeting.

Motion by Jim, Second by Jilana, all in favor

Review of Sections 10, 11, 12, 13 & 14 Land use and Development Code:

Page 65 Article 10. Recreation, Open Space, Screening, Shade 10-1 B. Land Dedications.

1. (2) If not wooded, it is landscaped for ball fields, picnic areas, or similar facilities, or properly vetted and landscaped with the objective of creating a wooded area. Add after picnic area playground,

Page 66 10-3. Screening B. Screening Requirements. C.&D. part where it talks about parking area and spaces, off street parking would like a link added for the State Website to refer to street size. Page 66 Would like a diagram/figure added to illustrate parking and landscaping in developments. Would like to see more landscape islands in developments.

Page 67 10-4. Landscaping A. Residential Developments 3. E. Would like to use Native species for trees as to oppose to Evergreen trees.

Page 68 10-5. Shade A. Trees a Long Dedicated Streets. 1. B. The trees to be planted shall be those of Native species that can generally be expected to thrive in the area.

Page 69 Article 11. Subdivision and Land Development 11-2. General Requirements

C. Subdivision Name-911 Addressing Coordination would like to see a description on 911 addressing and a link to State Website that can be referenced for assistance.

D. Reference Monuments Need something added as far as monuments to not hinder anyone's eyesight from oncoming traffic.

Page 69-70 11-3. Adequate Public Facilities C. The Following services shall be examined for adequacy. 1. Roads. Make 1. Roads & Sidewalks (see Comprehensive Plan)

11-5. A. Block Design. 1. After sentence add link to State Website to reference state-maintained roads.

Page 71 11-7. Public Facility Reservations C. the following are illustrative of the types of public facilities that may be considered for reservation or dedication by this section. 1-6 add

7. Playgrounds

Page 73 Article 12. Streets, Sidewalks, Curbs, and Gutters 12-1. Roads and Streets B. Street Names 2. 911 Addressing Coordination. Add description and link to State Website for reference.

Page 74 12-2. Sidewalks B. Construction Standards-All sidewalks shall be constructed to State Standards. Add a link to State Website 12-3 B. Construction Standards-Curbs and gutters shall be constructed to State Standards. Add a link to State Website

Research into Development lights. Lamp post how far apart do they have to be and how many can be in any development.

Review Sections 15 & 16 for next meeting.

Old Business: None

Next Regular Meeting:

May 25, 2022 @ 6:30pm

Public Comments: None

Adjourn: Meeting adjourned at 7:59 pm Motioned by Jim Second by Jilana, all in favor